



**RECORD OF WORKSHOP
WESLACO CITY COMMISSION
TUESDAY, AUGUST 5, 2025**

On this 5th day of August 2025 at 4:05 p.m., the City Commission of the City of Weslaco, Texas convened in a Workshop in the Legislative Chamber Room located at 255 S. Kansas Avenue with the following members present:

PRESENT:	Mayor	Adrian Gonzalez
	Mayor Pro Tem	Israel Gonzalez Jr. (arrived 5:13pm)
	Commissioner	Adrian Farias
	Commissioner	Letty Lopez
	Commissioner	Josh Pedraza (arrived at 4:10pm)
	Commissioner	JP Rodriguez
	Commissioner	Pete Garcia Jr.

ABSENT: None

STAFF PRESENT:	Xavier Salinas	Asst. City Manager
	Norma A. Cantu	City Secretary
	Andrea Vela	Interim City Attorney

Also present: Omar Rodriguez, Interim Asst. City Manager/Director of Parks and Recreation, Aida Vega, Deputy City Secretary, Rosie Cavazos, Finance Director, Joe Pedraza, Asst. Planning and Code Enforcement Director, Peter Hermida, City Engineer, Antonio Lopez, Fire Chief, Robert Lopez, Police Chief, David Arce, Public Works Director, Arnold Becho Library Director, Rick Mendoza, IT Director, Rosa Badillo, Court Coordinator, Lily Alvarez, Airport Director and other staff members.

I. CALL TO ORDER

A. Certification of Public Notice.

Mayor Gonzalez called the meeting to order and certified the public notice of the meeting as properly posted Friday, July 27, 2025.

B. Roll Call.

Norma A. Cantu, City Secretary, conducted a roll call to show attendees.

II. NEW BUSINESS

A. Discussion and presentation on a Project Board for City projects. (Staffed by Assistant City Manager/Grant Manager.)

Skyler Howell, City Manager's office, presented a new digital project management system designed to track city infrastructure projects that was based off a physical board begun for

infrastructure projects; overviewed how this digital system would track progress on large-scale projects with information such as associated tasks, deadlines, notes from department heads, would send automatic notifications about upcoming deadlines to those responsible for specific tasks and would maintain a database of completed items for future reference; noted the digital system retains all data, allowing them to analyze which departments are meeting deadlines and which might need improvement and the gathered data would be compiled into regular reports for the Commission's review.

Mayor Gonzalez stated this project board had evolved from a single board in his office to three boards tracking numerous city projects to ensure projects were completed and staff held accountable; emphasized the physical board would be maintained as a visual tool when meeting biweekly with staff and members of the commission. Mayor Gonzalez further stated this digital system will assist the commission in having information to respond to those inquiries from constituents about project status.

Skyler Howell added that the main benefit of the digital system is to capture data, analyze and have department heads use the system to track their own departmental efficiencies beyond infrastructure projects.

In response to Commissioner Pedraza, staff stated editing access to the system is by invitation only, primarily for department heads who can update their own projects and clarified that commissioners would receive viewer access.

B. Discussion and presentation on update of the city phone system. (Staffed by IT Department.)

Rick Mendoza, IT Director, stated the city's phone system has been in place since 2013 and reached its expected lifespan. Stated the phone system used in all city departments is experiencing issues due to its age, including limited security updates that will end December 31 of this year, depleted phone licenses, and rising maintenance costs. Presented two options for upgrading the system: 1) On-Premise System would have full control of hardware, not reliant on internet connection, better security and data privacy, lower long-term costs, prioritized quality of service downfall is high upfront costs, requires hardware maintenance;; 2) Hosted Cloud Solution is managed by third-party provider, always updated with latest features but the downfall was recurring monthly costs (subscription-based), reliant on internet connection, quality of service not guaranteed, premium features incur extra costs, no ownership of the system. Costs for the On-premise would have an initial investment of \$157,978.10 over three years, with annual maintenance costs of \$3,784.55 after year three, totaling \$165,547.20 by year five. The Hosted Cloud Solution would have a one-time setup of \$2,998.39 plus annual subscription of \$49,527.84, totaling \$250,637.59 by year five. Currently the city is paying \$999 monthly for internet and \$11,808 annually for a digital circuit (PRI), which would be eliminated with a hosted solution.

Commissioner Pedraza inquired about neighboring cities. Rick Mendoza stated McAllen uses an on-premise system and Pharr has moved to the hosted cloud and noted that on-premise systems have higher initial costs but can be more cost-effective long-term, while hosted systems have ongoing fees but reduce certain expenses. Staff would recommend an on-premise system but would follow the option preferred by the commission and bring back for official action.

The consensus was to proceed with the on-premise option.

C. Discussion and presentation regarding the Interlocal Agreements with entities for animal control operations. (Staffed by Animal Care Services Department.)

Krista Cheramie, Animal Care Services Director, presented data on animal intake and outcomes from various entities that have interlocal agreements; provided statistics for the Weslaco showed 25% were owner surrenders and 78% were strays; presented a detailed monthly live outcome trend included animals rescued (sent to transport), adopted, and reclaimed, noting that reclaim rates were consistently low; funding received from contracted entities, totaled approximately \$337,000, and additional funding received came from reclaims (\$13,907), donations (\$2,870) and contracted cities they were charged \$85 for deceased animals, \$250 for bite cases, and \$150 for live drop-offs.

Concerns and discussion from the commission was that the city shouldn't view animal services as a business or focus on making money from other cities; all agreed this was a regional problem, but residents need to take responsibility through proper animal care by spaying/neutering and should focus on solutions for the city before solving others.

Krista Cheramie recommended educating partner cities and encouraging them to apply for microchip scanner grants as Weslaco had done. She presented examples of ordinances from Corpus Christi requiring animal microchipping and a rehoming fee structure to promote responsible pet ownership.

Mayor Gonzalez requested that the discussion continue at the next workshop.

D. Discussion and presentation regarding the proposed Tax Increment Reinvestment Zone. (Staffed by Asst. City Manager.)

Martin Garza, GovSolutions Consulting, introduced Travis James, a consultant hired to develop a Tax Increment Reinvestment Zone (TIRZ) plan for Weslaco. Martin Garza stated implementing a TIRZ began over a year ago that could help develop the undeveloped areas of the city to begin.

Travis James, Consultant, presented an overview of Tax Increment Reinvestment Zones (TIRZ or TIF) is territory governed by Chapter 311 of the state tax code; currently 460 TIRZ throughout Texas in 194 cities, making them a common development tool and went on to explain that a TIRZ captures the increased tax value of property within the zone to fund infrastructure improvements by using the baseline value (current property value) to generate tax revenue for the general fund, as property values increase, a portion of the new tax revenue goes to the general fund and a portion

to the TIRZ fund, cities determine what percentage (e.g., 50/50) of the incremental tax revenue goes to each fund; the method on how TIRZ funds are typically spent can be pay-as-you-go (cash flow) or developer reimbursements or bond issuance for larger projects; went over the process to create a TIRZ that would include developing a preliminary project and finance plan, holding a public hearing, and passing an ordinance.

Travis James then presented the potential map for the TIRZ area that included parcels within city limits and in the ETJ. He noted that properties in the ETJ would need to be voluntarily annexed to become part of the tax base; stated preliminary forecasts estimated over a 25-year period with a 50% M&O tax rate allocation and county participation could generate \$15-20 million for the TIRZ fund while the general funds (city and county combined) would retain an equal amount.

Mayor Gonzalez said areas outside city limits would need to voluntarily annex to participate and expressed a potential development of a 60-acre project that would extend the city limits to Mile 11, included both residential and commercial use on Texas Boulevard.

Travis James concluded by stating the proposed plan be finalized based on further developer conversations and come back to the commission in September with updated numbers for further action. If approved, a public hearing could be held in October with first and second readings of the ordinance to create the TIRZ before year-end.

Mayor Gonzalez supported this as a tool to promote city growth and development and encouraged commissioners to review the proposed map and provide input on areas to include.

The commission did not enter executive session.

III. EXECUTIVE SESSION

A. Personnel - Discussion regarding the goals, objectives, and evaluation of the Assistant City Managers for the City of Weslaco as authorized by Section §551.074 of the Texas Government Code.

B. Legal Consultation – Discussion relating to the City’s rights, duties, privileges, and obligations in connection to the Collective Bargaining Agreement with the Fire Union (IAFF-WFFA Local 3207) FY October 1, 2022 – September 30, 2025, as authorized by Section §551.071 of the Texas Government Code.

C. Legal Consultation – Consultation with the Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter as authorized by Section §551.071(2) of the Texas Government Code.

D. Legal Consultation – Consultation with City Attorney regarding Liquid Environmental as authorized by Section §551.071 of the Texas Government Code.

E. Real Property - Consultation with City Attorney on the sale of real property located at Mid-Valley Airport, 1909 Joe Stephens relating to Hanger Kapal Industries as authorized by Section §551.072 of the Texas Government Code.

IV. ADJOURNMENT

Commissioner Pedraza seconded by Commissioner Lopez moved to adjourn the workshop meeting of August 5, 2025, at 5:30 p.m. The motion carried unanimously; Mayor Gonzalez was present and voting.

CITY OF WESLACO

Adrian Gonzalez, **MAYOR**

ATTEST: